

Annex A - Better Decision Making Tool



'Better Decision Making' Tool

Informing our approach to sustainability, resilience and fairness

The 'Better Decision Making' tool has been designed to help you consider the impact of your proposal on the health and wellbeing of communities, the environment, and local economy. It draws upon the priorities set out in our Council Plan and will help us to provide inclusive and discrimination-free services by considering the equalities and human rights implications of the decisions we make. The purpose of this tool is to avoid decisions being made in isolation, and to encourage evidence-based decision making that carefully balances social, economic and environmental factors, helping us to become a more responsive and resilient organisation.

Please complete all fields. If you wish to enter multiple paragraphs in any of the boxes, hold down 'Alt' before hitting 'Enter'.

Introduction

Service submitting the proposal:	Housing Delivery Programme (Major Projects)
Name of person completing the assessment:	Michael Jones
Job title:	Head of Housing Delivery
Directorate:	HHASC
Date Completed:	13th September 2019
Date Approved (form to be checked by head of service):	16th September 2019

Section 1: What is the proposal?

Name of the service, project, programme, policy or strategy being assessed?
Housing Delivery Programme
What are the main aims of the proposal?
To use council land and investment to deliver new housing in the city, with a focus on creating sustainable neighbourhoods and much needed affordable housing.

What are the key outcomes?

Number of homes delivered
Number of affordable homes delivered
Zero carbon homes
New high quality public open space

Section 2: Evidence

What data / evidence is available to support the proposal and understand its likely impact? (e.g. hate crime figures, obesity levels, recycling statistics)

The Strategic Housing Market Survey highlighted a number of unmet housing needs in the city. This information, in conjunction with consultation with colleagues within housing, was drawn upon to establish priority housing needs .
Various documents were consulted to establish the link between housing quality and healthy placemaking and social and economic outcomes - this informs the new Design Manual.

What public / stakeholder consultation has been undertaken and what were the findings?

Significant consultation has been undertaken on the draft Design Manual, including various internal teams and external specialists. A new public engagement strategy has been drafted such that we can discuss our objectives with local stakeholders on a site by site basis.

Are there any other initiatives that may produce a combined impact with this proposal? (e.g. will the same individuals / communities of identity also be impacted by a different project or policy?)

The regeneration of Castle Gateway and development of York Central will both include new residential developments. There is the potential for the council to invest in affordable housing on strategic sites within the Local Plan.

Section 3: Impact on One Planet principles

proposal on residents or staff.
This section relates to the impact of your proposal on the ten One Planet principles.

For 'Impact', please select from the options in the drop-down menu.
If you wish to enter multiple paragraphs in any of the boxes, hold down Alt before hitting 'Enter'

Equity and Local Economy

Does your proposal?		Impact	What are the impacts and how do you know?
3.1	Impact positively on the business community in York?	Positive	By providing more affordable and high quality homes we will better be able to retain talent within the city, helping local businesses.
3.2	Provide additional employment or training opportunities in the city?	Positive	Through the procurement process, contractors will be encouraged to deliver additional social benefits such as apprenticeships, and training. We will be working with local educational establishments and contractors to increase knowledge and skills associated with delivering zero carbon homes.
3.3	Help improve the lives of individuals from disadvantaged backgrounds or underrepresented groups?	Positive	Provisional of good quality affordable housing (including social housing) will help some of the most vulnerable residents. There is also the potential for apprenticeships etc to be targeted at certain groups e.g. the long-term unemployed, individuals who have been in care etc.

Health & Happiness

Does your proposal?	Impact	What are the impacts and how do you know?
---------------------	--------	---

3.4	Improve the physical health or emotional wellbeing of residents or staff?	Positive	Developments will be designed with healthy placemaking principles in mind e.g. bicycle storage, good connections to cycle and footpaths, open space, etc. By building homes to higher accessibility standards, new residents will be able to live more comfortably and independently.
3.5	Help reduce health inequalities?	Positive	By building homes to higher accessibility standards, new residents will be able to live more comfortably and independently. Homes will be affordable to heat helping to tackle health issues associated with fuel poverty.
3.6	Encourage residents to be more responsible for their own health?	Positive	Developments will be designed with healthy place making principles in mind e.g. bicycle storage, good connections to cycle and footpaths, green space. This will encourage residents to be more active.
3.7	Reduce crime or fear of crime?	Positive	Developments will be designed to reduce the likelihood of crime.
3.8	Help to give children and young people a good start in life?	Positive	Children living in or near the new developments will be able to make use of green space and play equipment . Developments will be designed in a manner that enables individuals with mobility issues to make use of communal facilities. Homes will be designed to space for children to study and learn as well as play.

Culture & Community

Does your proposal?		Impact	What are the impacts and how do you know?
3.9	Help bring communities together?	Positive	The provision of open space will provide opportunities for residents to come together. Developments will be designed to be 'neighbourly', encouraging both formal and informal social interaction.

3.10	Improve access to services for residents, especially those most in need?	Positive	Some developments are co-located with health and social care facilities, libraries, etc. Residents living in these new developments would therefore have good access to these services. We will seek to improve connections between our sites and local services and facilities.
3.11	Improve the cultural offerings of York?	Neutral	No impact
3.12	Encourage residents to be more socially responsible?	Positive	Newly designed homes will be zero carbon with a strong promotion for sustainable transport choices. We will create neighbourly developments which encourage residents to look out for each other. Communal growing areas will also form part of the plans.

Zero Carbon and Sustainable Water

	Does your proposal?	Impact	What are the impacts and how do you know?
3.13	Minimise the amount of energy we use and / or reduce the amount of energy we pay for? E.g. through the use of low or zero carbon sources of energy?	Positive	We will be delivering zero carbon homes which also promote sustainable transport choices.
3.14	Minimise the amount of water we use and/or reduce the amount of water we pay for?	Positive	The construction and use of new homes will require additional water usage. However, water saving measures will be employed in the use of the homes.

Zero Waste

	Does your proposal?	Impact	What are the impacts and how do you know?
3.15	Reduce waste and the amount of money we pay to dispose of waste by maximising reuse and/or recycling of materials?	Neutral	The construction process will create some waste. However, we will seek to minimise this through the creation of a waste management plan on every site before work commences. Once occupied, recycling will be promoted through carefully considered facilities.

Sustainable Transport

	Does your proposal?	Impact	What are the impacts and how do you know?
3.16	Encourage the use of sustainable transport, such as walking, cycling, ultra low emission vehicles and public transport?	Positive	Developments will be designed in a manner that connects them to existing footpaths and cycle paths, where possible. Electric charging points will be provided to encourage the use of electric vehicles over traditional fuel. Bus stops and services will be upgraded where appropriate. Cycle parking will be well integrated into the schemes to encourage their use.
3.17	Help improve the quality of the air we breathe?	Positive	The homes we design on our next sites will be zero carbon and not include a gas connection. Sustainable transport choice will be promoted. This will have some positive impact on air quality.

Sustainable Materials

	Does your proposal?	Impact	What are the impacts and how do you know?
3.18	Minimise the environmental impact of the goods and services used?	Neutral	Through the procurement process, contractors will be encouraged to make use of sustainable materials.

Local and Sustainable Food

	Does your proposal?	Impact	What are the impacts and how do you know?
3.19	Maximise opportunities to support local and sustainable food initiatives?	Positive	Some of our new developments will include communal growing areas. One fruit tree will be planted for every new home we build.

Land Use and Wildlife

Does your proposal?	Impact	What are the impacts and how do you know?
---------------------	--------	---

3.20	Maximise opportunities to conserve or enhance the natural environment?	Positive	Opportunities to create sustainable green spaces will be maximised. We will seek to enhance the biodiversity of each site compared to its current use. This will include the retention of important trees, the installation of new natural and man made habitat features.
3.21	Improve the quality of the built environment?	Positive	The developments will bring some much needed vibrancy back to the existing brownfield sites through the delivery of high quality homes and communities.
3.22	Preserve the character and setting of the historic city of York?	Positive	Before we start designing any sites we will undertake a detailed contextual analysis of the site to ensure our developments respect and enhance the existing built environment.
3.23	Enable residents to enjoy public spaces?	Positive	We will maximise opportunities to provide open space. All sites will seek to improve access to existing facilities.

3.40	Additional space to comment on the impacts		

Section 4: Impact on Equalities and Human Rights

Please summarise any potential positive and negative impacts that may arise from your proposal on staff or residents.
 This section relates to the impact of your proposal on **advancing equalities and human rights** and should build on the impacts you identified in the previous section.

For 'Impact', please select from the options in the drop-down menu.
 If you wish to enter multiple paragraphs in any of the boxes, hold down 'Alt' before hitting 'Enter'

Equalities

Will the proposal **adversely impact** upon 'communities of identity'?
 Will it **help advance equality** or **foster good relations** between people in '**communities of identity**'?

		Impact	What are the impacts and how do you know?
4.1	Age	Positive	The homes provided should positively impact on the lives of residents of a wide range of ages. A number of the affordable housing products will help young people and families to get on the housing ladder. A range of accommodation suitable for older people will also be provided, including bungalows and more accessible houses and apartments.
4.2	Disability	Positive	The number of homes built to higher accessibility and adaptability standards will be maximised. This will include delivering some homes that are fully wheelchair accessible. This will help individuals live more comfortably and independently in their own homes.
4.3	Gender	Neutral	No impact anticipated

4.4	Gender Reassignment
4.5	Marriage and civil partnership
4.6	Pregnancy and maternity
4.7	Race
4.8	Religion or belief
4.9	Sexual orientation
4.10	Carer
4.11	Lowest income groups
4.12	Veterans, Armed forces community

Neutral	No impact anticipated
Neutral	No impact anticipated
Neutral	No impact anticipated
Neutral	No impact anticipated
Neutral	No impact anticipated
Neutral	No impact anticipated
Positive	Carers will benefit from homes that are more accessible and better adapted to the needs of the individual they are caring for.
Positive	More affordable housing (including social housing) will be provided than would be anticipated if the sites were delivered by the private sector. This will positively impact on the lives of individuals from low income groups. The higher environmental standards of developments will reduce utility costs for residents.
Neutral	No impact anticipated

Human Rights
Consider how a human rights approach is evident in the proposal

4.13	Right to education
4.14	Right not to be subjected to torture, degrading treatment or punishment

Impact	What are the impacts and how do you know?
Neutral	It is not expected that there will be any impact
Neutral	It is not expected that there will be any impact

4.15	Right to a fair and public hearing
4.16	Right to respect for private and family life, home and correspondence
4.17	Freedom of expression
4.18	Right not to be subject to discrimination
4.19	Other Rights

Neutral	It is not expected that there will be any impact
Neutral	It is not expected that there will be any impact
Neutral	It is not expected that there will be any impact
Neutral	It is not expected that there will be any impact
Neutral	It is not expected that there will be any impact

4.20	Additional space to comment on the impacts

Section 5: Planning for Improvement

	What have you changed in order to improve the impact of the proposal on the One Planet principles? (please consider the questions you marked either mixed or negative, as well as any additional positive impacts that may be achievable)
5.1	The programme aims to create healthy and sustainable communities. Therefore throughout the programme's development we have been looking to maximise the potential to deliver additional social and environmental benefits. This includes a commitment to delivering zero carbon homes through a Passivhaus methodology.

	What have you changed in order to improve the impact of the proposal on equalities and human rights? (please consider the questions you marked either mixed or negative, as well as any additional positive impacts that may be achievable)
5.2	The programme aims to provide new homes that meet priority need. Key to this is ensuring that people of different ages, accessibility needs and income level etc. are catered for. As site-specific plans are developed, efforts will be made to ensure the housing delivered meets the local need identified.

	Going forward, what further evidence or consultation is needed to ensure the proposal delivers its intended benefits? e.g. consultation with specific vulnerable groups, additional data)
5.3	Public consultation will occur on a site-by-site basis, this will enable us to tailor the new development to meet local need.

5.4	Please record any outstanding actions needed to maximise benefits or minimise negative impacts in relation to this proposal? (Expand / insert more rows if needed)
-----	---

Action
Public consultation on a site-by-site basis

Person(s)	Due date
Michael Jones	Prior to the development of each site

In the One Planet / Equalities section of your Executive report, please briefly summarise the changes you have made (or intend to make) in order to improve the social, economic and environmental impact of your proposal.